

066.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

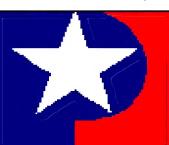
842,700 / 842,700

USE VALUE:

842,700 / 842,700

ASSESSED:

842,700 / 842,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		VICTORIA RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: FERNALD STEPHANIE A	
Owner 2:	
Owner 3:	

Street 1: 14 VICTORIA ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: FERNALD STEPHANIE A -

Owner 2: MC KERSIE WILLIAM S -

Street 1: 14 VICTORIA ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 5,760 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5760		Sq. Ft.	Site		0	70.	1.03	12									414,961						415,000	

Legal Description										User Acct
										42484
										GIS Ref
										GIS Ref
										Insp Date
										09/13/18

 Total Card / Total Parcel  
 842,700 / 842,700  
 842,700 / 842,700  
 842,700 / 842,700

 !5687!  
 Prior Id # 1: 42484  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 12/10/20 20:32:37

 PRINT Date Time  
 LAST REV Date Time  
 apro  
 5687  
 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:

Parcel ID 066.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,400	3300	5,760.	415,000	842,700	842,700	Year End Roll	12/18/2019
2019	101	FV	323,500	3300	5,760.	385,300	712,100	712,100	Year End Roll	1/3/2019
2018	101	FV	323,500	3300	5,760.	385,300	712,100	712,100	Year End Roll	12/20/2017
2017	101	FV	323,500	3300	5,760.	337,900	664,700	664,700	Year End Roll	1/3/2017
2016	101	FV	323,500	3300	5,760.	308,300	635,100	635,100	Year End	1/4/2016
2015	101	FV	310,500	3300	5,760.	272,700	586,500	586,500	Year End Roll	12/11/2014
2014	101	FV	310,500	3300	5,760.	257,900	571,700	571,700	Year End Roll	12/16/2013
2013	101	FV	310,500	3300	5,760.	245,400	559,200	559,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERNALD STEPHAN	47548-357		5/31/2006	Family	76,719	No	No		
KLEIN PAUL A	43472-571		8/8/2004		585,000	No	No		
MURRAY JEFFREY	40798-315		9/8/2003		545,000	No	No		
BOSS MICHAEL/ET	26865-212		11/27/1996		270,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
4/22/2005	271	Redo Kit	16,000			G6	GR FY06		9/13/2018	MEAS&NOTICE	PH	Patrick H							
									1/12/2009	Meas/Inspect	294	PATRIOT							
									9/22/2005	MLS	BR	B Rossignol							
									12/15/2004	MLS	MM	Mary M							
									1/5/2004	MLS	HC	Helen Chinal							
									10/6/1999	Meas/Inspect	267	PATRIOT							
									7/28/1993		KT								

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Rating: Good	Full Bath: 1	A Bath: 1	Rating:	3/4 Bath: 1	A 3QBth: 1	1/2 Bath: 1	Rating: Good	A HBth: 1	OthrFix: 1	Rating:	Rating:	8	6	6					
(Liv) Units: 1	Total: 1																					
Foundation: 3 - BrickorStone	Frame: 1 - Wood																					
Prime Wall: 1 - Wood Shingle	Sec Wall: 7 - Brick	10 %																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																						
View / Desir:																						
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>														
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1												
Year Blt: 1930	Eff Yr Blt:			A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:	Alt %:			Fpl: 1	Rating: Good			Other														
Jurisdct: G6	Fact: .			WSFlue: 1	Rating:			Upper														
Const Mod:								Lvl 2														
Lump Sum Adj:								Lvl 1														
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: VG - Very Good	4.6 %	Functional: %	Economic: %	Exterior:	No Unit	RMS	BRS	FL										
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 4.6 %	Special: %	Override: %				Interior:	1	7	3											
Bsmnt Flr: 12 - Concrete	Subfloor:							Additions:														
Bsmnt Gar:	Electric: 3 - Typical							Kitchen: 2005														
Insulation: 2 - Typical	Int vs Ext:							Baths:														
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam							Plumbing:														
# Heat Sys: 1	% Heated: 100	% AC:						Electric:														
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:					Heating:														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:														
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 066.0-0005-0005.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	111X18	A	AV	1930		27.63	T	40	101			3,300		3,300					
More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300													<b>AssessPro Patriot Properties, Inc</b>			